002.0	0001	0027.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	665,400 / 665,400
					USE VALUE:	665,400 / 665,400
					ASSESSED:	665,400 / 665,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
127		THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAUFMAN PETER S
Owner 2:	
Owner 3:	
Street 1:	127 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LANGELO LAURIE G -
Owner 2:	-
Street 1:	127 THORNDIKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1810 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	221,400		444,000	665,400
Total Card	0.103	221,400		444,000	665,400
Total Parcel	0.103	221,400		444,000	665,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.71 | /Parcel: 367.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 1385

GIS Ref

GIS Ref

Insp Date 10/14/17

!138!

PREVIOUS ASSESSMENT

Parcel ID 002.0-0001-0027.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	221,400	0	4,500.	444,000	665,400	665,400	Year End Roll	12/18/2019
2019	101	FV	192,500	0	4,500.	471,800	664,300	664,300	Year End Roll	1/3/2019
2018	101	FV	192,400	0	4,500.	344,100	536,500	536,500	Year End Roll	12/20/2017
2017	101	FV	192,200	0	4,500.	299,700	491,900	491,900	Year End Roll	1/3/2017
2016	101	FV	192,200	0	4,500.	255,300	447,500	447,500	Year End	1/4/2016
2015	101	FV	187,200	0	4,500.	249,800	437,000	437,000	Year End Roll	12/11/2014
2014	101	FV	187,200	0	4,500.	205,400	392,600	392,600	Year End Roll	12/16/2013
2013	101	FV	187,200	0	4,500.	195,400	382,600	382,600		12/13/2012

PRINT

Date	Time
12/10/20	16:00:29

LAST REV

Date	Time
01/17/18	11:43:27

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 138

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LANGELO LAURIE	1461-93		10/20/2014		565,000	No	No		
CATANZANO SALVA	1261-136		12/3/2002		345,000	No	No		
	831-181		3/2/1973		28,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2015	760	Manual	6,000		6/10/2015			Install mini split
4/22/2015	380	Manual	7,075					Install steel beam
3/16/2015	245	Manual	6,412					Take down wall and
2/4/2015	126	Insulate	597					Air sealing and in
6/20/2006	493	Re-Roof	4,500					

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	Inspected	HS	Hanne S
8/25/2017	MEAS&NOTICE	HS	Hanne S
5/14/2015	SQ Returned	MM	Mary M
4/4/2003	MLS	MM	Mary M
9/21/1999	Mailer Sent		
9/21/1999	Measured	163	PATRIOT
5/4/1999	Measured	163	PATRIOT
8/23/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	1385
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	75
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	55477
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	320803
Depreciation:	99449
Depreciated Total:	221354

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

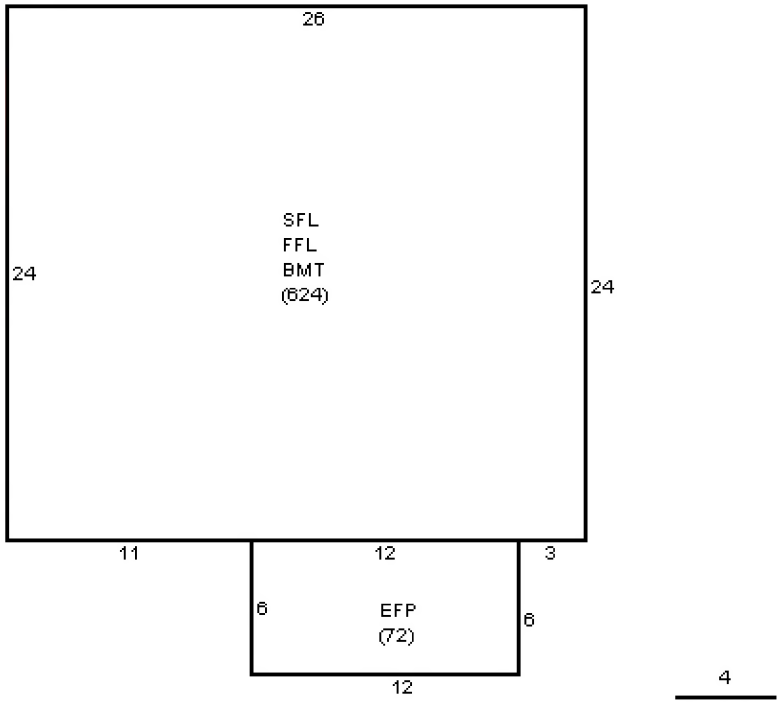
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	168.73
Special Features:	0	Val/Su Net:	113.89
Final Total:	221400	Val/Su SzAd	177.40

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	624	80.230	50,065
FFL	First Floor	624	168.730	105,289
SFL	Second Floor	624	168.730	105,289
EFP	Enclos Porch	72	65.030	4,682

Net Sketched Area:	1,944			Total:	265,325
Size Ad	1248	Gross Are	1944	FinArea	1810

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 002.0-0001-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X6	A	AV	1980	0.00	T	31.2	101						
2	Frame Shed	D	Y	1	18x14	G	AV	2014	0.00	T	4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	